

District II Advisory Board Minutes
April 10, 2017
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The District II Advisory Board meeting was held at 6:30 p.m. at Fire Station #20, 2255 S. Greenwich Rd, Wichita KS, 67207. Nine board members, Councilman Meitzner and seven staff were present.

ATTENDANCE

Members Present

David Babich
Dale Carter
Angela Clark
Debbie Goseland
Mike Heldstab
Nick Howell
Terri Hutton
Chris Mullen
Becky Tuttle
Councilman Meitzner

Staff Present

Officer Ronald Sanders, WPD
Capt. Josh Gordon, WFD
Tim Davidson, Civil Engineer
Helen Rigdon, Senior Librarian
Jon Sidwell, Park & Rec
Dave Clements, MAPD
Laura Rainwater, Community Services

Guests

Listed at bottom

Members Absent

Nazir Jesri
Crystal McDonald

ORDER OF BUSINESS

Call to Order: The meeting was called to order by Dale Carter
Approval of minutes from February 13, 2017: **Approved 9-0**
Approval of Agenda: **Approved 9-0**

Public Agenda

1. **Scheduled Items: Max Weddle, Woodland Lakes Estates**
 - Last few months, the quality of life is being suppressed
 - Very active HOA
 - Vacant parcel to the north of Woodland Lakes has been stripped (owned by KTA)
 - Construction dust has permeated the neighborhood
 - Lakes have been polluted by stormwater runoff
 - Construction crews have stripped away landscape buffers
 - Turnpike noise has increased drastically in the neighborhood
 - Landscape buffer needs to be replaced
 - Water trucks need to be used when moving dirt during dry conditions
 - **Terry Hughes, 12360 E. Lincoln Ct.**
 - ♦ Devaluation of homes
 - ♦ Access to neighborhood is completely blocked by Seltzer School traffic
 - **Carnella Anderson, 12725 E. Lincoln Ct.**
 - ♦ We feel landlocked by all of the construction
 - ♦ Seltzer School traffic completely blocks off entrance to neighborhood
 - **Dale Carter**
 - ♦ Many parties involved – City, County, USD, KTA
 - ♦ Frustration over nobody is taking responsibility to protect the neighborhood

2. **Off-Agenda Items:** None

Staff Reports

3. **Community Police Report: Community Police Officer Ronald Sanders (39 Beat),** reported.

- Larceny to autos. Problems at Club Rodeo and at 29th and Rock Road. All vehicles were unlocked. Suspects identified
- Burglary trend – suspects identified
- Dog bites
- Neighborhood Watch signs available for purchase

4. **Fire Department Report: Lt. Josh Gordon,** reported.

- Fire safety PowerPoint – the importance of sleeping with your bedroom doors shut
- 2 fires in District II in March – one accidental, one natural

5. **Park and Recreation Department: Jon Sidwell, Boston Rec Center Supervisor, Park & Rec,** reported.

- Numerous theme camps will take place this summer
- Bunny Blast at Watson Park was a huge success. 4,300 in attendance and 16,000 eggs were given out
- Edgemoor Pickleball Tournament this weekend
- Spring 2017 Activities Guide will be out. Classes started March 27
- Summer will be here soon and we are already in preparation mode for the busy summer months

6. **Wichita Public Library Report: Helen Rigdon, Senior Librarian,** sent the following through written report:

- 1,000 Books Before Kindergarten
- Young Artists receptions tomorrow, April 11, 2017
- Accepting applications for the Teen Volunteer program for grades 8-12
- www.wichitalibrary.org – check out the new library construction progress

7. **Public Works Report: Tim Davidson, Civil Engineer,** reported.

- E. Kellogg update
- Redbud Trail extension – Request for Proposals for design – K96-159th St. – maintain as much tree canopy as possible
- 143rd from Kellogg to Central – bid opening this spring
- 127th from 13th to 21st – bid opening this summer
- Harry and 127th traffic signal – bid opening on April 27

New Business

8. **CON2017-00005: Dave Clements, Principal Planner, MAPD,** presented the request for City conditional Use permit for a Group Residence, Limited in an SF-5 Single Family Residence District at 6807 E. Rockwood, east of Woodlawn Blvd., on the south side of E. Rockwood.

Clements summarized the staff report.

DAB ?: Does the health department have any jurisdiction?

Answer: Kansas Dept. of Aging has regulatory jurisdiction.

Clifford Hammond (Owner/Applicant) addressed the Board.

- Currently five bedroom, three bathrooms
- Will convert garage to two bedrooms
- Operated home since 2004
- Currently licensed for eight residents. Wants to expand to 12

Sharon Anderson, 310 N. Mission

- Numerous vehicles parked on street. Makes Rockwood St. dangerous for pedestrians and bikers
- Rockwood St. has no sidewalks and it is a major through street in neighborhood
- Used medical trash blowing in neighborhood
- Increasing the number of residents by 50% will increase traffic, trash and noise

Mitchell Butler, 6907 Rockwood

- Opposed to the application for same reasons as **Anderson**

Gae Tennison, 6901 Rockwood

- Trash has been a dangerous problem. Concern over biohazards being disposed of in overflowing trash cans
- Decreased property value. No one wants to live next door to a care facility with all of the traffic

Paul Savage, on behalf of parents (also present) who reside at 303 Brookfield

- Traffic is a huge problem. Looks like a used car lot
- House is in an affluent residential neighborhood. Not a commercial area

Leo Anderson, 310 N. Mission

- This is a residential neighborhood. It is not supposed to have businesses and now they want to increase the size of the business
- There are many walkers and bikers in the neighborhood
- Rockwood St. is heavily traveled and the parked cars on the street makes it very dangerous for bikers and walkers
- This would set a very dangerous precedent
- We need to protect our residential neighborhoods and keep them residential

DAB Comments

- **Carter** – A line has to be drawn at eight. It loses the residential feel and becomes a business in a residential neighborhoods
- **Goseland** – A good neighbor relationship has not been established. Eight residents is plenty
- **Babich** – This concept is needed but agree that the frontage and parking issues are too much for the neighborhood
- **Howell** – Has rode bike past this exact house many times and traffic and parked cars is a huge problem

Action Taken: Motion made by **Tuttle** to **DENY** the application.

Seconded by **Howell**.

MOTION PASSED 9-0

9. **CUP2017-00004:** Dave Clements, Principal Planner, MAPD, presented the request for City CUP Amendment to DP-46 to allow Personal improvement Service in GO General Office, generally located northeast of 21st and Woodlawn (2420 N. Woodlawn).

DAB members had no concerns.

Goseland motioned to **APPROVE** the application, subject to the following conditions:

1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
2. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Tuttle seconded.

MOTION PASSED 9-0

10. **CON2017-00008:** Dave Clements, Principal Planner, MAPD, presented the request for City Conditional Use permit for a personal improvement service in a GO General Office district, located on the east side of N. Webb Rd and south of 19th St. N. (1901 N. Webb Rd).

DAB members had no concerns.

Tuttle motioned to **APPROVE** the application, subject to the following conditions:

1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
2. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Clark seconded.

MOTION PASSED 9-0

11. **ZON2017-00004:** Dave Clements, Principal Planner, MAPD, presented the request for City rezone from SF-5 Single Family Residence to LI Limited Industrial for the property generally located at the southeast corner of N. Greenwich Rd. and E. 37th St. N.

Russ Ewy, Agent for the applicant, was in attendance. He indicated that the school district as well as other adjacent property owners have been notified and they don't object to the zone change. Most of the concerns were in regards to an increase in traffic.

Howell motioned to **APPROVE** the application. **Hutton** seconded.

MOTION PASSED 9-0

10. Board Agenda

Meitzner shared the reasoning behind the creation of the WPD Traffic Division which Council approved at the April 4 meeting. \$400,000 from KDOT and \$40,000.

Tuttle shared that the Bike Share program has secured funding for 100 bicycles and 20 stations.

Meeting adjourned at 8:29 p.m.

Next Meeting: The next meeting for District Advisory Board II will be **at 6:30 p.m. on Monday, May 8, 2017**, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.

Guest List

Sharon Anderson
Leo Anderson
Clifford Hammond
Mitchell Butler

Bob Anderson
Carnella Anderson
Doris Unruh
Jon Graves

Doug McNutt
Jan McNutt
Greg Ziegler
Deb Ziegler

Gerald Singer
Marina Busek
Paul Savage
Virginia Savage-
Harington
Robert Harington
Russ Ewy
Bill Casey

Frank Hawkins
Judy Hawkins
Terry Hughes

Max Weddle
Barbara Weddle
Mike Thompson

Gae Tennison
Lawrence Ediger
Jacque Ediger